

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		PARK ST, ARLINGTON

OWNERSHIP

Owner 1:	53 PARK ST LLC				
Owner 2:					
Owner 3:					
Street 1:	81 WINCHESTER RD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	ALESSE STEPHEN K -		
Owner 2:	ALESSE KATHRYN M -		
Street 1:	81 WINCHESTER ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .259 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1855, having primarily Asbestos Exterior and 5674 Square Feet, with 5 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 24 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		11284		Sq. Ft.	Site		0	80.	0.67	1									606,817						606,800	

Total AC/HA:	0.25905	Total SF/SM:	11284	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON		Total:	606,817	Spl Credit		Total:	606,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

1,423,400

1,423,400

1,423,400



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	27580
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2019	I & E Return	MM	Mary M
11/27/2018	MEAS&NOTICE	CC	Chris C
4/7/2009	Measured	197	PATRIOT
4/29/2000	Missed Appt.	264	PATRIOT
3/2/2000	Measured	264	PATRIOT
2/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
111	11284.000	816,600		606,800	1,423,400		27580
							GIS Ref
							GIS Ref
Total Card	0.259	816,600		606,800	1,423,400	Entered Lot Size	GIS Ref
Total Parcel	0.259	816,600		606,800	1,423,400	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		250.86	/Parcel: 250.86	Land Unit Type:	11/07/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	816,600	0	11,284.	606,800	1,423,400		Year end	12/23/2021
2021	111	FV	816,600	0	11,284.	606,800	1,423,400		Year End Roll	12/10/2020
2020	111	FV	773,700	0	11,284.	606,800	1,380,500	1,380,500	Year End Roll	12/18/2019
2019	111	FV	703,500	0	11,284.	644,700	1,348,200	1,348,200	Year End Roll	1/3/2019
2018	111	FV	703,500	0	11,284.	470,300	1,173,800	1,173,800	Year End Roll	12/20/2017
2017	111	FV	658,800	0	11,284.	409,600	1,068,400	1,068,400	Year End Roll	1/3/2017
2016	111	FV	658,800	0	11,284.	348,900	1,007,700	1,007,700	Year End	1/4/2016
2015	111	FV	591,600	0	11,284.	341,300	932,900	932,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

A large, light blue, two-story house with a central entrance and a large tree in front. The house has a symmetrical facade with a central door and windows on either side. A large, bare tree stands in the foreground, partially obscuring the house. The house has a dark roof and two chimneys. The entrance is covered by a small porch with a dark railing. The house is surrounded by a lawn and some shrubs. A dark car is parked on the street to the left, and a white car is parked on the street to the right. The sky is overcast.